

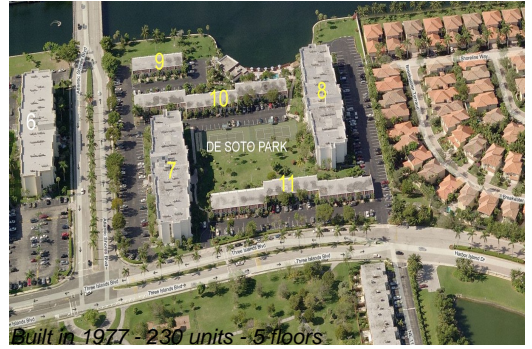
Unit 2 - 10 - de Soto Park North

2 - 10 - 1001 Three Islands Blvd, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11692332
Status: Active
Size: 1,750 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 1
Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking
View:
List Price: \$597,000
List PPSF: \$341
Valuated Price: \$372,000
Valuated PPSF: \$213

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.



Building Information

Number of units: 230
Number of active listings for rent: 3
Number of active listings for sale: 11
Building inventory for sale: 4%
Number of sales over the last 12 months: 12
Number of sales over the last 6 months: 7
Number of sales over the last 3 months: 1

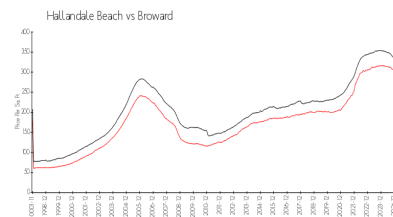
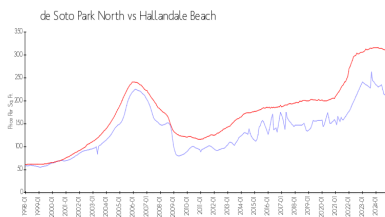
Building Association Information

Desoto Park North Condominium Association Inc
1926 Atlantic Shores Blvd
Hallandale Beach, FL 33009
(954) 454-3134

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
319	1,100 sq ft	Dec 2024	\$222,000	\$202
36	1,750 sq ft	Oct 2024	\$400,000	\$229
202	1,200 sq ft	Oct 2024	\$220,000	\$183
27	1,750 sq ft	Oct 2024	\$445,000	\$254
209	1,200 sq ft	Sep 2024	\$224,000	\$187

Market Information



de Soto Park North: \$212/sq. ft.
Hallandale Beach: \$307/sq. ft.
Hallandale Beach: \$307/sq. ft.
Broward: \$334/sq. ft.

Inventory for Sale

de Soto Park North: 5%
Hallandale Beach: 6%
Broward: 5%

Avg. Time to Close Over Last 12 Months

de Soto Park North: 94 days

Hallandale Beach
Broward

84 days
78 days